

Steering Committee Progress

Updated August 30, 2004

Meeting #1: 2/27/04

Introductions

Work Program

Neighborhood Visual Survey Workshop Format Discussion

Meeting #2: 5/28/04

Meeting Procedures

Designate Chair or Facilitator

Issue Paper Topics Introduction

Meeting #3: 6/11/04

Neighborhood Visual Survey Initial Data Results

Issue Paper A: Size, Bulk & Scale

Meeting #4: 6/18/04

Issue Paper B: Neighborhood Compatibility

Meeting #5: 6/25/04

Issue Paper C: Calculation Methods Issue Paper:

Net & Gross Square Feet and Floor to Area Ratio Definitions Portion

This document is intended to serve as a reference sheet. All of the draft definitions discussed so far will be open to future discussion and revision as part of upcoming related issues papers and as part of the review of the Draft Single Family Design Guidelines.

Neighborhood Visual Survey Workshops

March 23rd City-Wide, RRM Design Group Presentation

April 7th Upper East & Downtown

April 13th Eastside & Westside

April 21st Mesa

April 28th Hillside Areas

May 12th San Roque & Northside

May 26th Upper East & Downtown

The following will be further defined in the Draft Updated Single Family Design Guidelines using graphics and lists of structural element examples that create mass, bulk and scale.

Volume: A building's quantitative three-dimensional measurement of the building's height, width and depth combined.

Bulk: The qualitative readily visible composition and perceived shape of a structure's volumes. Note: Be sure to illustrate bulk specifically: how height, setbacks and stepbacks affect bulk.

Massing: The arrangement of the building's bulk, including relative openness and solidity.

Scale: Building elements and details as they proportionally relate to each other and to humans. Note: Scale comparison to other buildings will be considered through the words "compatibility" and neighborhood.

Neighborhood as delineated in the Land Use Element of the City's General Plan.

Immediate Neighborhood, with the following qualitative aspects suggested for broader definition:

- Similar zoning
- Properties built as part of the same original subdivision
- Common access routes
- Walkable radius (10 to 15 minutes; usually .25 mile)
- Similar architectural styles
- Similar tree and landscaping patterns
- Main streets, bridges or railroad corridors as a boundary

Also, it should be noted that highly visible properties such as those in hillside areas can have a sphere of influence beyond their immediate neighborhood.

Study Area: definition will encapsulate the following ideas:

The twenty (20) closest parcels to a proposed project. Additional parcels may be considered in making a compatibility determination depending on the predominant streetscape, patterns of development or parcel sizes.

The Steering Committee plans to substantially refine the following net, gross and floor to lot area ratio definitions as part of the Issue Paper D discussions.

Net Floor Area: The net floor area included within the surrounding exterior walls of a building or portion thereof, exclusive of the area occupied by the surrounding walls, vent shafts and courts, areas or structures used exclusively for parking. Net floor area is exclusive of decks, balconies, attics and basements that do not exceed a floor-to-ceiling-height of five (5) feet. Stairway and elevator shaft(s) areas are to be counted one time.

Gross Floor Area: Building area square footage as measured from the outside of the exterior walls, including all living spaces, garages, useable basements, cellars and other accessory structures. Gross floor area excludes decks, balconies, any development that does not require a permit and attics that do not exceed a floor-to-ceiling-height of five (5) feet.

Floor to Lot Area Ratio ("FAR"): The ratio of gross floor area of all structures (except for special considerations of basements, excessive volumes beyond typical plate heights, understories and cellars to be determined during future meeting discussions) on a parcel to total parcel area.